

CHAPTER 15

FOREST RESIDENTIAL ZONE FR-3

15-1.	Purpose	6-69
15-2.	Permitted Uses	
15-3.	Conditional Uses	
15-4.	Permitted Signs and Regulations	18-72
15-5.	Site Development Standards	

15-1. Purpose and Intent.

The purpose in establishing the Forest Residential, FR-3 zone is to provide for medium density residential uses of apartment clusters or condotels adjacent to and in conjunction with major recreational resorts, recreation areas and facilities in the mountain areas of Weber County on the basis that such medium density multiple family housing is an integral and normal part of a recreational resort complex catering to the needs of both tourists and permanent home ownership. This zone is intended to be used in mountain locations in areas associated with major recreational resorts.

9-81

15-2. Permitted Uses.

1. Accessory building or accessory use customarily incidental to a use permitted in the zone
2. Cluster subdivision in accordance with Chapter 22B
3. Home occupations - with no visiting clientele 96-35
4. Household pets
5. Single family, two family, three family and four family dwellings
6. Temporary building or use incidental to construction work. Such building or use to be removed upon completion or abandonment of the construction work
7. Residential Facilities for persons with a disability meeting the requirements of Chapter 23-26 of this Ordinance 99-29

15-3. Conditional Uses.

The following uses shall be permitted only when authorized by a Conditional Use Permit obtained as provided in Chapter 22C.

1. Boarding House; Lodging House; Bed and Breakfast Inn subject to requirements of 15-5-9 6-89
2. Condominium rental apartment (condo-tel)
3. Educational/Institutional Identification Sign 20-94, 30-94
4. Group dwelling
5. Home occupations - with visiting clientele 96-35
6. Lockout sleeping room, maximum of two per dwelling unit
7. Multiple family dwelling
8. Nightly rental
9. Planned Residential Unit Development in accordance with Chapter 22D
10. Private park, playground and or recreation area, but not including privately owned commercial amusement business
11. Public buildings, public park, recreation grounds and associated buildings 9-81
12. Public Utility Substations 96-42
13. Time share building
14. Recreation Lodge 99-29
15. Conference/Education Center 99-29

15-4. Permitted Signs and Regulations.

99-29

Shall comply with Chapter 32-B, Valley Signs if located within the Ogden Valley area.

15-5. Site Development Standards.

1. Minimum Lot area. Two different minimum area regulations are recognized based upon the use of either individual waste water disposal systems of a community or a group waste water disposal systems of a community or a group waste water disposal facility approved by the Utah State Division Health as follows:
 - a. Developments using individual waste water disposal systems:
 1. For a one building dwelling --20,000 square feet of net developable area for a one family dwelling or the first dwelling unit in a multiple family dwelling plus 8,000 square feet of net developable area for each additional dwelling unit
 2. For group dwellings - 20,000 square feet of net developable area for the first dwelling unit in each building plus 8,000 square feet of net developable area for each additional dwelling unit
 3. For other main building - 20,000 square feet of net developable area
 4. For each rental sleeping room including lockout sleeping room 500 sq. ft. of net developable area in addition to the area required for the dwelling unit containing the sleeping room 9-81
 5. Notwithstanding the above requirements, the maximum residential density shall not exceed four (4) dwelling units or eight (8) rental quest sleeping rooms per net developable acre of land and provided further that these area and density regulations shall be modified to meet any more stringent area requirements of the Weber County and/or State Division of Health relating to individual waste water disposal systems
 - b. Developments using a community or group waste water disposal facility meeting the requirements of the Utah State Division of Health Code of Waste Water Disposal Regulations.

<ol style="list-style-type: none"> 1. One building dwelling <ol style="list-style-type: none"> i. Single family ii. Two-family iii. Multiple-family 2. Group dwellings 3. Other main buildings 3a. Each rental sleeping room including lockout sleeping room 4. Notwithstanding the above requirements, the maximum residential density shall not exceed 20 dwelling units or 40 rental guest sleeping rooms per net developable acre of land or part thereof 	<p>6,000 square feet of net developable area</p> <p>7,500 square ft. or net developable area for a two family dwelling.</p> <p>7,500 square feet of net developable area plus 2,000 square feet of net developable area for each dwelling unit in excess of two</p> <p>7,500 square feet of net developable area for each dwelling plus 2,000 square feet of net developable area for each dwelling unit in excess of two in each building</p> <p>7,500 square feet of net developable area</p> <p>500 sq. ft. of net developable area in addition to the area required for the dwelling unit containing the sleeping room 9-81</p>
--	---
 - c. Net Developable area or acre. "Net Developable Area" or "net Developable Acre" is defined as a quantity of ground within a parcel or parcels of land with slopes of less than thirty (30) percent and with soils of sufficient depth and suitable types to insure against development being a detriment to surface and ground water quality 99-29
2. Minimum Lot Width 60 feet
3. Minimum Yard Setbacks
 - a. Front 25 feet

b.	Side		
	i.	Main building	8 feet with total width of two required side yards of not less than 18 feet plus 1 foot each side for each 1 foot main building if over 35 feet high
	ii.	Accessory Building	8 feet, except 1 foot if located at least 6 feet from rear of main building
	iii.	Side facing street on corner lot	20 feet
c.	Rear		
	i.	Main building	30 feet
	ii.	Accessory building	1 foot except 8 feet where accessory building rears on side yard of adjacent corner lot
4.	Main Building Height		
	a.	Minimum	1 story
	b.	Maximum	35 feet
	Accessory Building Height		25 feet, unless meeting requirements of Chapter 23-29, Large Accessory Buildings. 2002-8
5.	Lot Coverage		No building or group of buildings with their accessory buildings shall cover more than forty (40) percent of the lot area
6.	Open Space		At least forty (40) percent of the lot shall be left in open green space
7.	Special Regulations		In no case shall the ratio of the total floor area in the building to the total area exceed one to one (1:1)
8.	Group dwellings and Special Provisions		Group dwellings shall be considered as one (1) building for the purpose of front, side and rear yard requirements, the entire group as a unit requiring one front, one rear and two side yards as specified for dwellings and no two separate dwelling structures shall be closer than thirty (30) feet
9.	Bed and Breakfast Inn Special Requirements		
	Bed and Breakfast Inns shall meet the following requirements:		
	a.	One parking space is required per each rental guest room in addition to two spaces for the owner or host family	
	b.	Owner or host family shall occupy the building	
	c.	Meals shall only be served to overnight guests	
	d.	Signs are limited to one identification sign or name plate per each Inn	
	e.	Business License shall be obtained	